

Regular Meeting
Planning Board
May 24, 2017

APPROVED

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 24th day of May 2017. The meeting was called to order by Chairwoman Guinup at 7:30 PM and upon roll being called, the following were:

PRESENT:	Karen Guinup	Chairwoman
	Russ Mitchell	Deputy Chairman
	Hal Henty	Member
	Allen Kovac	Member
	Michelle Borton	Member
	James Palumbo	Member
	Brian Hall	Member
	Mark Territo	Commissioner of Planning & Development
	Ron DeTota	C&S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

Public Hearings:

New Business:

*7:30 P.M. Case #2017-019 – *Farone and Son Inc.* (5) – Zone Change Referral – 4887, 4889, 4899 Taft Road West.

Karen Guinup opened the hearing. Tim Coyer of Ianuzi and Romans was present as well as Tom Cerio and Mr. Farone. Tim Coyer explained the plan. 6 acres surrounded by residential and O-1 office. They are proposing a 10000 square foot building, 100 parking spaces. County DOT will not allow two lanes out. There will be a circular drive so the commercial vehicles can park in the garage. The hours of operation will be 3 PM. to 7 PM. for calling hours the office will open at 8 AM. for meetings. There will be a 35 ft buffer along the residential; they want to keep as much vegetation as possible.

Karen said the application states the hours as 9am to 5pm. Now the hours are 8 AM to 7 PM. Mr. Farone said the office will be open for meeting the families at 8 am. , and the calling hours will be from 3 to 7.

NC-1 you will need a special permit for a 10,000 sq ft building from the Town Board. The buffer is 35 ft, but the structure set back is 25 ft.

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Karen asked if there were any comments or questions, hearing none she closed the public hearing.

A motion was made by Brian Hall seconded by Hal Henty granting a favorable recommendation using standard form #50 for the following reason.

- 1) The proposed zone change would be consistent with adjacent zoning.

Motion Carried 7-0

Old Business:

****Case #2016-035- *Goddard Development Partners IV, LLC (Mavis Discount Tire)* (3) – 7435 Oswego Rd., – Site Plan (Adjourned from 4 previous meetings).**

A motion was made by Russ Mitchell seconded by Michelle Borton to adjourn this case to the June 14, 2017 meeting.

Motion Carried 7-0

****Case #2017-006 – *Self Storage Morgan, LLC (Bruce Pollock), B&C Storage Morgan Rd* (3) – Amended Site Plan – 7988 Morgan Road (Adjourned from 2 previous meetings).**

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn this case to the June 14, 2017 meeting.

Motion Carried 7-0

****Case #2017-011 – *John Valletta, North Central Church Assembly of God* (3) – Amended Site Plan – 7463 Buckley Road. (Adjourned from 2 previous meetings).**

Karen Guinup opened the public hearing, Andrew Ingram and Nicolette Harrish of Beardsley Architects & Engineers were present for the applicant. Mr. Ingram explained the plan, They addressed the issues brought up at the last meeting. 8,000 sq ft addition. 170 parking spaces 46 spaces in reserve.

Karen asked if the reserve parking would be going where the sheds and dumpster is now. Mr. Ingram said yes.

Karen said Mr. Ingram made a comment about not doing a dumpster enclosure until a later date. Karen explained that in the Town of Clay recommends that the dumpster enclosure match the building, you will have to look at a space for the dumpster enclosure and shed.

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The Board needs a copy of the SHPO letter, the building dimensions, and fire hydrants need to be added to the site plan. Karen mentioned the surrounding property, belonging to the church what is it zoned? R-10 and she asked what the use was; Mr. Ingram said there is a one family house on the adjacent lot that is rented out. Karen said we will need something in writing.

Jim Palumbo asked what material the dumpster enclosure would be made out of, the building has a few different types of material. Cement panels and brick. Brick would be preferable it is more durable.

Mr. Ingram asked for suggestions of gate material.
Karen said no vinyl or wood.

Nicollette Harrish asked if powder coated steel would be acceptable. Karen said it is.

The driveway on the north should be 20 ft wide.

Mark said the lots could be combined if the adjacent parcel is strictly for church use. If the house is rented and is an income property it cannot.

Ron DeTota said the width of the parking spaces should be 17 & 18 ft wide.
Will there be new lights; Mr. Ingram said only light packs on the building.
The reserve parking should be designed along with the storm water and grading.

Karen asked if there were any more comments or questions hearing none she asked for a motion to adjourn.

A motion was made by Al Kovac seconded by Jim Palumbo to adjourn this case to the July 12, 2017 meeting.

Motion Carried 7-0

****Case #2017-013 – *John Mezzalingua Associates, LLC- DBA JMA Wireless* (3) – Site Plan – 7641 & 7645 Henry Clay Blvd. (Adjourned from 2 previous meetings).**

A motion was made by Al Kovac seconded by Russ Mitchell to adjourn this case to the June 14, 2017 meeting.

Motion Carried 7-0

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****Case #2017-017 – Bohler Engineering, LLC- Walmart Stores, Inc. (3) – Amended Site Plan – 8770 Dell Center Dr. (Adjourned from 1 previous meeting).**

Karen opened the public hearing, Perry Petrillo, Architect explained the plan. They will implement a grocery pick up area for ability and ease of serving the customer. The customer would order online drive to the pick up area and their order would be delivered to their car. There will also be an in store pick up for general goods. In the rear left hand corner of the store there are 2 steel exit only doors these will be changed out for ease of delivery. There will be 8 parking spaces, 6 of those will be covered by a canopy. The spaces will have painted graphics denoting the pick up spaces, as well as directional signs.

Karen said if the logo is added to the sign the applicant will have to get a variance for the additional sign.

Russ Mitchell asked about the hours of operation. Mr. Petrillo said he was not sure however they would not be 24-7 for this service. There was more discussion on the signs. Jim Palumbo asked if the logo painted on the parking spaces would also need a variance. Karen said no only the signs not on the pavement.

Karen asked if there were any more comments or questions, hearing none she closed the public hearing.

A motion was made by Michelle Borton seconded by Al Kovac using standard form # 10 SEQR for Case # 2017-017 – **Bohler Engineering, LLC- Walmart Stores, Inc. (3) – Amended Site Plan – 8770 Dell Center Dr.** That the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment and the resolution will constitute a negative resolution for the following reason;

The proposed action is consistent with the existing land use and it is a minor modification.

A motion was made by Michelle Borton seconded by Brian Hall using standard form # 20 for Case # 2017-017 – **Bohler Engineering, LLC- Walmart Stores, Inc. (3) – Amended Site Plan – 8770 Dell Center Dr.** that the special permit be granted on a map by Perry Petrillo Architects, PC. Dated as revised 2/14/17 and numbered C1, SP1, A1, A2, A2.1, A2.2, E6-S1, EP1 & EP2.

It is noted that the signs will require a separate review, sign permit and possible variance.

Motion Carried 7-0

Closed Hearings - Board/Applicant discussions:

****Case #2016-003 – J. Alberici & Sons Inc., Woodside Estates Apartments (3). – Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 17 previous meetings).**

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn this case to the July 12, 2017 meeting.

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Motion Carried 7-0

Public Meeting to review the **2016-2017 Annual Report for the Town of Clay Stormwater Management Program (SWMP)** as part of the Phase II. Stormwater Regulations as promulgated by the New York State Department of Environmental Conservation.

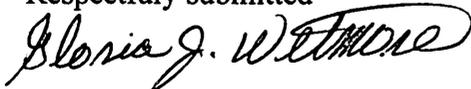
Ron DeTota of C&S Engineers spoke on this subject, hearing no comments or questions
Karen closed the Meeting.

Copies of this report are available to the public.

A motion was made by Brian Hall seconded by Hal Henty to adjourn this meeting at 9 pm.

Motion Carried 7-0.

Respectfully submitted



Gloria Wetmore